

**THE CITY OF THE VILLAGE
PLANNED UNIT DEVELOPMENT**

DESIGN STATEMENT FOR

“HIDDEN VILLAGE RESIDENTIAL DEVELOPMENT”

Revised January 13, 2015

Approved, February 17, 2015
Resolution 02-17-2015 (A)

Applicant:

Dodson Properties 3, LLC
10801 N. I-35 Frontage Road, Suite A
Oklahoma City, OK 73131

Prepared by:

Johnson & Associates, Inc.
1 East Sheridan, Suite 200
Oklahoma City, OK 73104
(405) 235-8075

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1.0 INTRODUCTION:

The subject property is located along West Hefner Road, east of its intersection with Pennsylvania Avenue. This site is approximately 58.72 acres, more or less in size.

2.0 LEGAL DESCRIPTION:

The legal description of the property comprising the proposed “Dodson Residential Development” PUD is described in Exhibit A, attached and is made a part of this Design Statement.

3.0 OWNER/DEVELOPER:

The owner of the property described in Section 2.0 is AGS Investments, LLC; Dodson Properties 3, LLC will be the Developer. Johnson & Associates, Inc. prepared the PUD document.

4.0 SITE AND SURROUNDING AREA:

The Dodson Residential Development lies just south of West Hefner Road and is located on property between existing residential development fronting Pennsylvania Avenue to the west and existing residential development lying within the city limits of Oklahoma City to the east (Western Village Elementary School also lies along the east boundary of the subject property). The subject property is vacant. The east half of the property is currently encumbered by an existing creek. The entirety of the property is currently zoned A-1 Single-family Residential District. This PUD seeks to develop a single-family residential development that accommodates a slightly smaller lot size, similar to the Hawthorne Development located west of Pennsylvania Avenue within the City of The Village.

North: West Hefner Road lies directly north of the subject property. Beyond is property that lies within the City of Oklahoma City and is zoned both R-1 Single-family Residential and R-4, General Residential Districts. The R-1 property is developed as such; the R-4 property is vacant and predominantly encumbered by the same creek crossing through the subject property.

East: The Western Village Elementary School lies along the northeast boundary of the subject PUD on property zoned A-1 Single-family Residential. The remainder of the eastern boundary abuts residential development that lies within the City of Oklahoma City on property zoned R-1 Single-family Residential District.

South: Property to the south is zoned A-1, Single-family Residential and developed with Single-family residential development, within the City of The Village. The

Casady School campus is located adjacent to the southwest corner of the subject PUD.

West: Property to the west is zoned for A-1 development and is developed as single-family residential. This development fronts and takes access off Pennsylvania Avenue.

5.0 PHYSICAL CHARACTERISTICS:

The subject site is 58.7194 acres and is currently vacant. A large creek encumbers the majority of the eastern half of the subject property. The site slopes from the west and east towards the creek in the center of the site. There is an active oil field service road from Hefner south to the southwest corner of the tract and serves a well site in that area of the site, as well as other well sites to the south and west of the site. There is currently a City of The Village sewer trunk main that flows from south to the north and will be utilized in the design of this proposed development. The neighborhood to the west has two (2) street stubs that stub into the west property line of the subject tract. The stub at Lanesboro Drive will be used to provide a gated emergency vehicle access to the site only. The Developer shall provide gates to City specifications and a “stabilized grass” surface to support the weight of emergency vehicles accessing the subject site. The stubs at Meeker Drive and Lanesboro will also allow for pedestrian access to and from the addition, to create a pedestrian connection from Hidden Village to the commercial uses and Library on North Pennsylvania Avenue. The only vehicular access to the addition will be from Hefner Road via a collector street as defined by the City’s subdivision regulations and as shown on the attached exhibit.

6.0 CONCEPT:

The subject PUD seeks to develop a pedestrian friendly single-family residential development. Due to the encumbrance of the existing creek, the PUD seeks to establish lots with lot widths of 50 feet as permitted by Code but with minimum lot areas of 5,500 square feet rather than the 7200 square feet established by code as required for A-1, “Single-family” residentially-zoned properties. Residential lots will cover 39.44 acres; there will be 32.06 acres of common area for a total project area of 71.50 acres (only 58.73 acres of the total project area will be rezoned through this PUD). The project will be constructed in two phases: the first phase will include the subdivision entry and half of the residential lots. The second phase will finish out the remaining lots. All streets will be constructed and designed for capacities as set forth in Chapter 25, Section 25-18 of The Village City Code, 2014 Edition.

By modifying the existing zoning requirements, the Developer will be able to accommodate a mid-density residential product. The design statement and exhibits that constitute this Planned Unit Development will provide the developer with the flexibility desired to develop this mid-density development, similar in nature to those previously approved by the City.

6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS:

There is only one development variation being requested through this PUD: lot area. Due to the encumbrance of the existing creek, smaller lot sizes are required to provide the desired density and residential product proposed through this PUD.

7.0 SERVICE AVAILABILITY:

7.1 STREETS

The subject PUD will take access via a single entrance off West Hefner Road. Existing dead-end streets at Meeker Drive, Lanesboro Drive, Essex Avenue, N.W. 104th Street and N.W. 102nd Street will not be opened and will remain dead-end streets. The Developer shall provide a paved road across Common Area A for use by oil trucks and rigs that service oil and gas production facilities located on adjacent property to the south of this PUD. The subdivision shall be served by a collector street from Hefner Road. All streets required for access to Common Areas A and B and to adjacent property to the south shall be designed to handle oil trucks and rigs that provide service to oil and gas production facilities. All streets will be constructed and designed for capacities as set forth in Chapter 25, Section 25-18 of The Village City Code, 2014 Edition.

7.2 WATER AND SANITARY SEWER

Public water is provided through Oklahoma City public mains. Existing water and sanitary sewer lines exist around and through the subject property. It is expected that the utility lines will be extended where appropriate to service the proposed development. There is an existing trunk main that flows south to north through the middle of the site, of which a portion will require relocation to enable the property to be properly developed.

7.3 FIRE PROTECTION

Fire protection shall be provided by the City of The Village Fire Department. The closets station lies west of the subject site (west of Pennsylvania).

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

Proper coordination with all utility providers for extension of services will be made in conjunction with this development. All electrical, telephone and cable services shall be underground.

7.6. DRAINAGE

As mentioned, there is a major drainage-way flowing from south to north collecting water from the south, east and west sides of the property. Only the north 25% of the creek

area is in the “Projected FEMA Flood Plain” and there is a Corps of Engineers (COE) “blue line” that is regulated and will remain in its current location. Great care will be taken in order to maintain the tree line that exists along the creek area. Drainage outside of the creek will be designed per the City of The Village standards and installed accordingly. 100% of the site either directly or indirectly flows to the exiting creek.

8.0 SPECIAL DEVELOPMENT REGULATIONS:

The Use and Development regulations set out herein shall control the development and use of the property listed in Attachment “A”. In case of a conflict between the regulations set out in this Planned Unit Development and the Zoning Ordinance as contained in Chapter 24 of The Village City Code, the Use and Development Regulations contained in this Planned Unit Development shall take precedence and control the development and use of the property. All regulations not specifically addressed herein shall comply with the ordinance and building regulations of the City of The Village.

The Conceptual Plan, based on the concurrently submitted Preliminary Plat, attached hereto and made a part thereof, is intended to provide a visual depiction of what may be developed in accordance with the regulations of this Planned Unit Development. The actual layout and design of the lots can be changed in accordance with the development regulations of this Planned Unit Development, subject to the review and approval of The Village Planning & Zoning Commission and the City Council.

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the A-1 “Single-family Residential” District shall govern this PUD except as herein modified, including conditional, special permit, special exception, and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

8.1.1. The maximum density of the area to be developed shall be 5 dwelling units per acre.

8.1.2. Minimum lot size shall be 5,500 square feet. No other lot size requirements shall apply.

8.1.3. Maximum lot coverage shall be 60% counting the structure footprint and accessory building footprint only.

9.0 SPECIAL CONDITIONS:

The following special conditions shall be made a part of this PUD:

9.1. LANDSCAPING REGULATIONS

The subject parcel shall meet all landscape requirements of the City of The Village in place at the time of development.

9.2. DRAINAGE REGULATIONS

Development of this parcel will comply with all drainage and retention requirements of the City of The Village in place at the time of development.

9.3. PARKING REGULATIONS

9.3.1. Each lot shall be required to have a drive that serves the individual unit to have a minimum length of 18 feet, excluding, in instances of front-loading garages, the width of the sidewalk.

9.3.2. Attached or detached garages shall count toward meeting parking requirements, provided each parking space in a garage shall be a minimum of 8½ feet by 18 feet. Adjacent drive right-of-way and garages may be counted toward meeting parking and maneuvering requirements.

9.4. PEDESTRIAN ACCESS/SIDEWALK REGULATIONS

9.4.1. Exterior sidewalks shall be constructed as directed by the City of The Village, along Hefner Road frontage as might be required.

9.4.2. Interior sidewalks shall be required on one side of the street or the other (one side only).

9.4.3. A pedestrian sidewalk/bike path shall be provided at the emergency access point at Lanesboro and in Common Area G at Meeker Drive to allow pedestrian and bike traffic access to Pennsylvania Avenue (YMCA, Bumpass Park, The Village Library, etc.) ~~These access points may be gated and locked for use by residents of Hidden Village only.~~

9.5. SIGNAGE REGULATIONS

9.5.1 Two freestanding residential development identification signs shall be permitted at the Hefner Road entrance. Signs shall be a maximum of 10 feet in height with a maximum display area of 120 square feet (actual sign letters/charters shall not exceed 40 square feet; the remainder of the sign display area may be used for background/ornamentation. Support columns shall not be counted towards the overall sign display area). Freestanding signs shall be required to have a landscaped base of no less than 25 square feet in area and shall be covered with a material consistent with the residential buildings it serves. Landscaping at the base of these signs will be required.

9.5.2. Decorative artwork and/or structure shall be permitted throughout the PUD area including across public right-of-way, subject to approval by the Public Works Department. Artwork/architectural structures may include but is not limited to fountains, individual art pieces, clock tower, decorative entry structures, etc; provided however that no chimes or other noises are produced by any artwork or architectural structure permitted herein. The decorative artwork/architectural structures shall not exceed 25 feet in height, must have a minimum 14 feet clearance in height (for archways) and be located a minimum of 25 feet from the curb any adjacent street.

9.6. ROOFING REGULATIONS

Every structure in this PUD shall have Class C roofing or better.

9.7. HEIGHT REGULATIONS

Height restrictions shall be as listed for structure in the A-1 District as noted in Section 24-155 of the 2014 City Code.

9.8. SETBACK REGULATIONS

There shall be a minimum separation of 10 feet between all structures; no other setbacks shall be required, except as provided herein. Appurtenances such as fireplaces, bay windows, entryways, patios, patio covers, patio fence enclosures and other similar appurtenances for single-family residences shall not extend into a utility easement or right-of-way or across a property line. There shall be a rear yard setback of no less than 20 feet for all main buildings on lots abutting existing residential homes to the south and west of this PUD. Said homes abutting the south and west shall also have a minimum front yard setback of 20 feet for main buildings. All other lots shall have a minimum rear yard setback of 15 feet (lots abutting the east and interior setbacks).

9.9. PUBLIC IMPROVEMENTS

Public improvements shall be made by the Developer throughout the PUD as required by the City of The Village or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.10. COMMON AREAS

Maintenance of any common areas shall be the responsibility of a Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common area intended for the use of

conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers and docks shall be permitted if installed in a manner to meet the requirements specified above.

The boundary of the common area shall be adjusted, if necessary, to ensure that the common area covers a minimum of the creek and its banks.

9.11. FENCING

The Developer shall provide a 6-foot sight-proof fence on the west, south and east boundaries of this PUD. Fences may be added at the time of construction of homes. If a suitable fence exists in place as determined by the Building Inspector, a replacement fence will not need to be constructed.

9.12. HOME DESIGN AND STANDARDS

Residences within this PUD shall be of similar design and quality as shown in Exhibit C of this PUD.

10.0 DEVELOPMENT SEQUENCE & USE REVIEW:

Developmental phasing shall be allowed as a part of the development of this PUD. The project will be constructed in two phases: the first phase will include the subdivision entry and half of the residential lots. The second phase will finish out the remaining lots.

11.0 EXHIBITS:

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

- A: Legal Description
- B: Master Development Plan
- C. Typical Floor Plans and Elevations
- D. Typical Lot Layout

Exhibit "A"
Legal Description

PUD
Hidden Village Development

December 23, 2014

A tract of land being a part of the East Half (E/2) of the Northwest Quarter (NW/4) of Section Twenty-nine (29), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, The Village, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast (NE) Corner of said Northwest Quarter (NW/4);

THENCE South 00°33'51" East, along and with the East line of said Northwest Quarter (NW/4), a distance of 472.08 feet;

THENCE South 89°55'49" West, departing said East line, a distance of 368.00 feet to the POINT OF BEGINNING;

THENCE South 00°33'51" East, parallel with and 368.00 feet West of the East line of said Northwest Quarter (NW/4), a distance of 873.00 feet;

THENCE North 89°55'49" East, a distance of 206.76 feet;

THENCE South 00°33'51" East, a distance of 60.00 feet;

THENCE North 89°55'49" East, a distance of 60.00 feet;

THENCE North 00°33'51" West, a distance of 60.00 feet;

THENCE North 89°55'49" East, a distance of 101.24 feet to a point on the East line of said Northwest Quarter (NW/4);

THENCE South 00°33'51" East, along and with the East line of said Northwest Quarter (NW/4), a distance of 1,295.08 feet to the Southeast (SE) Corner of said Northwest Quarter (NW/4);

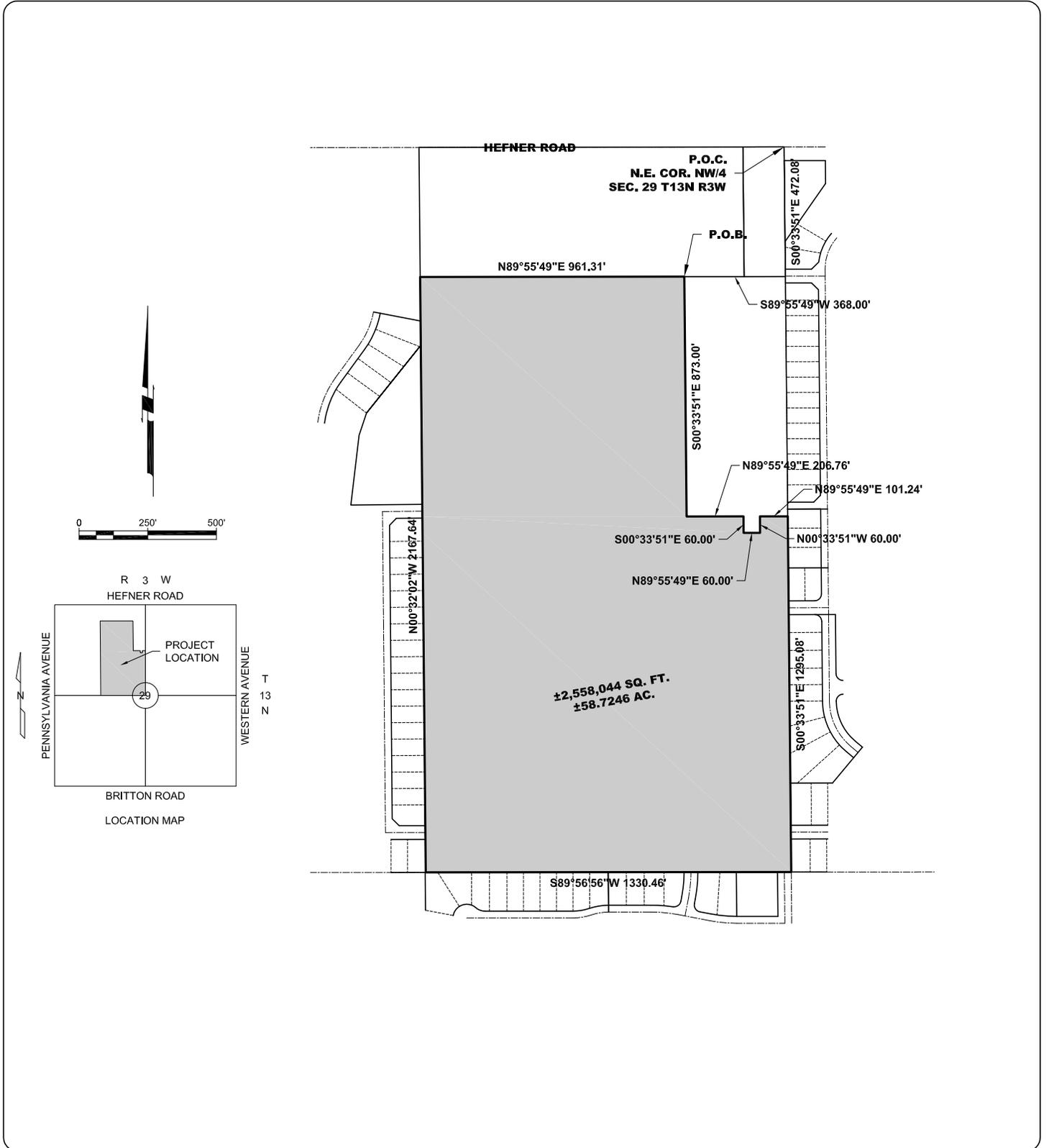
THENCE South 89°56'56" West, along and with the South line of said Northwest Quarter (NW/4), a distance of 1,330.46 feet to the Southwest (SW) Corner of the East Half (E/2) of said Northwest Quarter (NW/4);

THENCE North 00°32'02" West, along and with the West line of the East Half (E/2) of said Northwest Quarter (NW/4), a distance of 2,167.64 feet;

THENCE North 89°55'49" East, a distance of 961.31 feet to the POINT OF BEGINNING.

Containing 2,558,044 square feet or 58.7246 acres, more or less.

ATTACHMENT "A-2"



ACAD FILE: H:\3365\Exhibit\3365-Zoning Exhibit.dwg, 1/6/2015 4:52 PM, Matt Johnson
 XREFS LOADED: 3365-bdy.dwg

Copyright © 2015 Johnson & Associates, Inc.

Proj. No.:	3365
Date:	01-06-15
Scale:	1"=500'

HIDDEN VILLAGE

THE VILLAGE, OKLAHOMA COUNTY, OKLAHOMA

ZONING EXHIBIT

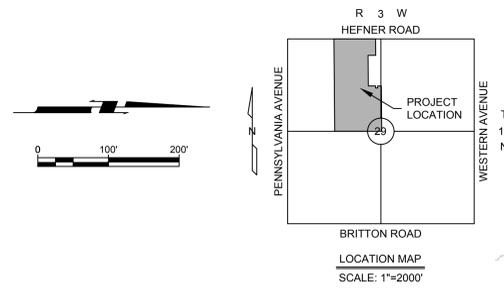
Johnson & Associates, Inc.
 1 E. Sheridan Ave., Suite 200
 Oklahoma City, OK 73104
 (405) 235-8075 FAX (405) 235-8078

Certificate of Authorization #1484 Exp. Date: 06-30-2015

• ENGINEERS • SURVEYORS • PLANNERS •

PRELIMINARY PLAT of HIDDEN VILLAGE

BEING A PART OF THE E/2 OF THE NW/4, SEC. 29, T13N, R3W, I.M.
AN ADDITION TO THE CITY OF THE VILLAGE, OKLAHOMA COUNTY, OKLAHOMA



LEGAL DESCRIPTION

A tract of land being a part of the East Half (E/2) of the Northwest Quarter (NW/4) of Section Twenty-nine (29), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, The Village, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast (NE) Corner of said Northwest Quarter (NW/4);

THENCE South 89°54'41" West, along with the North line of said Northwest Quarter (NW/4), a distance of 150.00 feet to the POINT OF BEGINNING;

THENCE South 00°33'51" East, parallel with and 150.00 feet West of the East line of said Northwest Quarter (NW/4), a distance of 472.03 feet (472.08 feet record);

THENCE South 89°55'49" West, a distance of 218.00 feet;

THENCE South 00°33'51" East, parallel with and 368.00 feet West of the East line of said Northwest Quarter (NW/4), a distance of 873.00 feet;

THENCE North 89°55'49" East, a distance of 206.76 feet;

THENCE South 00°33'51" East, a distance of 60.00 feet;

THENCE North 89°55'49" East, a distance of 60.00 feet;

THENCE North 00°33'51" West, a distance of 60.00 feet;

THENCE North 89°55'49" East, a distance of 101.24 feet to a point on the East line of said Northwest Quarter (NW/4);

THENCE South 00°33'51" East, along and with the East line of said Northwest Quarter (NW/4), a distance of 1,295.08 feet to the Southeast (SE) Corner of said Northwest Quarter (NW/4);

THENCE South 89°56'56" West, along with the South line of said Northwest Quarter (NW/4), a distance of 1,330.46 feet to the Southwest (SW) Corner of the East Half (E/2) of said Northwest Quarter (NW/4);

THENCE North 00°32'02" West, along and with the West line of the East Half (E/2) of said Northwest Quarter (NW/4), a distance of 2,639.29 feet to the Northwest (NW) Corner of the East Half (E/2) of said Northwest Quarter (NW/4);

THENCE North 89°54'41" East, along and with the North line of said Northwest Quarter (NW/4), a distance of 1,179.05 feet to the POINT OF BEGINNING.

Containing 3,114.408 square feet or 71.4970 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)

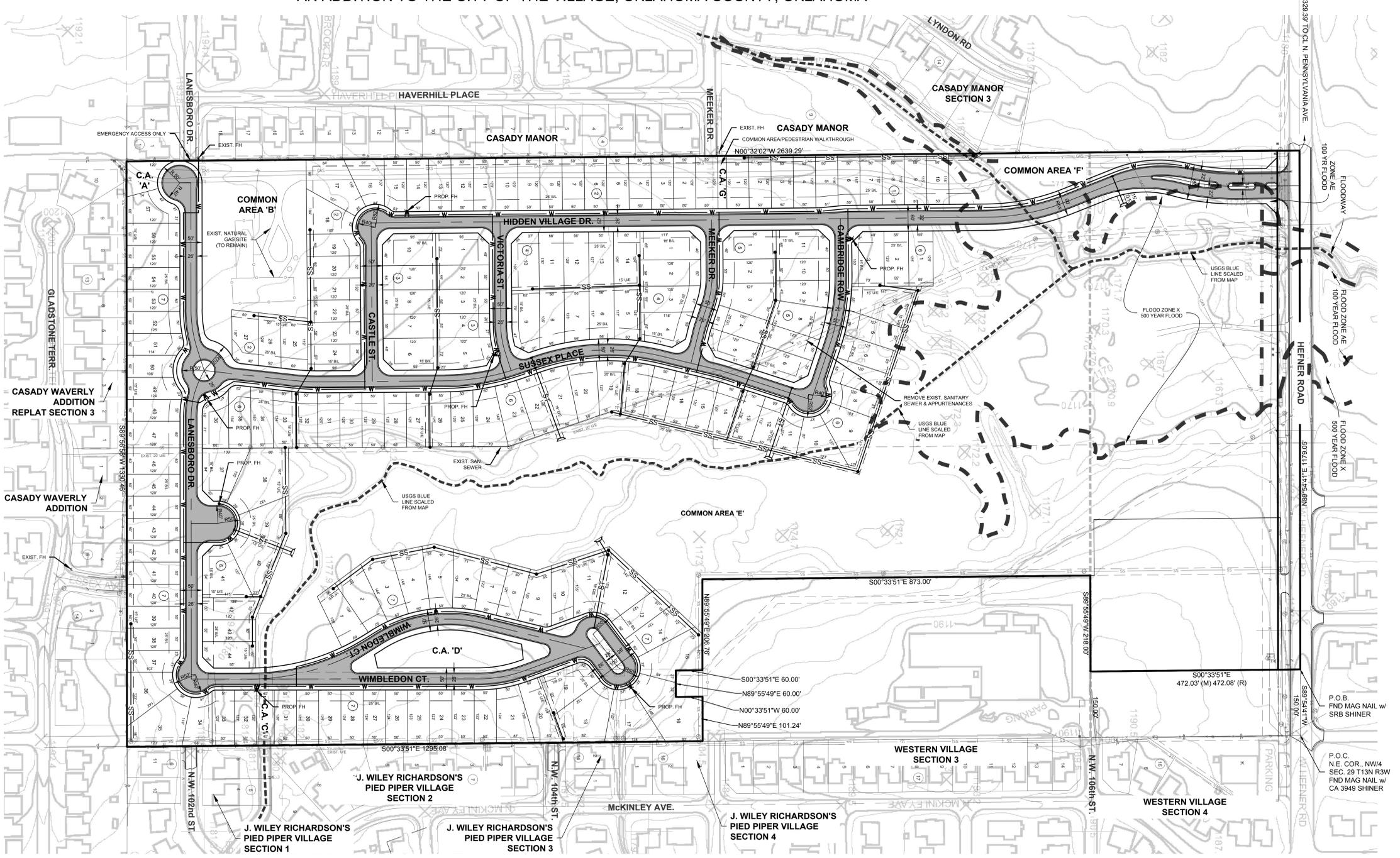
Original Bench Mark:
Source: City of Oklahoma City GPS Datum
Horizontal Datum: NAD83/CORS 96, NSRS 2007
Vertical Datum: NAVD83, GEOD 03

Bench Mark: 299
Northing: 212063.554
Easting: 2091873.053
Elevation: 1205.90
Description: Northeast corner of Lake Hefner Dam, center of triangle grass island, in line with N. Portland Ave.
Object: BCM

Bench Marks by Johnson & Associates Set On/Around Site:

Bench Mark # 400
Northing: 210185.760
Easting: 2103866.062
Elevation: 1178.48
Description: West side of 70ac tract, east end of Meeker Dr. southeast corner of park. Approximately 20ft north of CL Meeker Dr. and approximately 140ft east of CL Haverhill.
Object: #4 bar with J&A Control cap

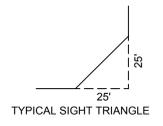
- NOTES:**
- A mandatory Property Owners Association is required.
 - All islands/medians within street rights-of-way, and arterial landscaping with its irrigation system, shall be maintained by the Property Owners Association within HIDDEN VILLAGE.
 - Maintenance of all common areas and private drainage easements within HIDDEN VILLAGE shall be the responsibility of the Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that may cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.
 - Class "C" or better roofing materials are required on all primary structures.



LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
NR = NOT RADIAL
B/L = BUILDING LIMIT LINE
D & U/E = DRAINAGE & UTILITY EASEMENT
U/E = UTILITY EASEMENT
D/E = DRAINAGE EASEMENT
L.N.A. = LIMITS OF NO ACCESS
C.A. = COMMON AREA

● DENOTES FND #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
○ DENOTES SET #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
△ DENOTES SET CST NAIL IN "1484 J&A SHINER" UNLESS OTHERWISE NOTED



OWNER / DEVELOPER
DODSON PROPERTIES 3, LLC
10801 N. I-35 SERVICE ROAD
OKLAHOMA CITY, OKLAHOMA 73131

ENGINEER
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UTILITY LEGEND

- W - PROPOSED WATER LINE
- SS - PROPOSED SANITARY SEWER LINE
- ST - PROPOSED STORM SEWER LINE
- - EXISTING WATER LINE
- - EXISTING SANITARY SEWER LINE

******* NOTE *******

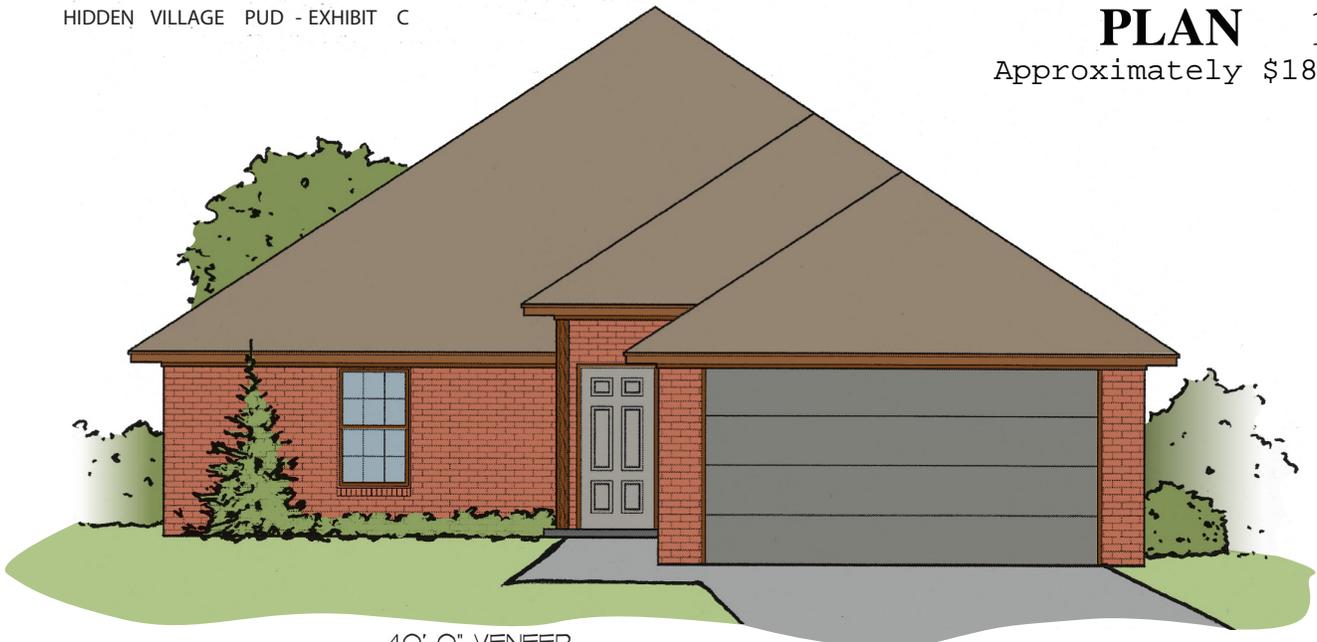
THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS; AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

CERT. NT REV 12-2007

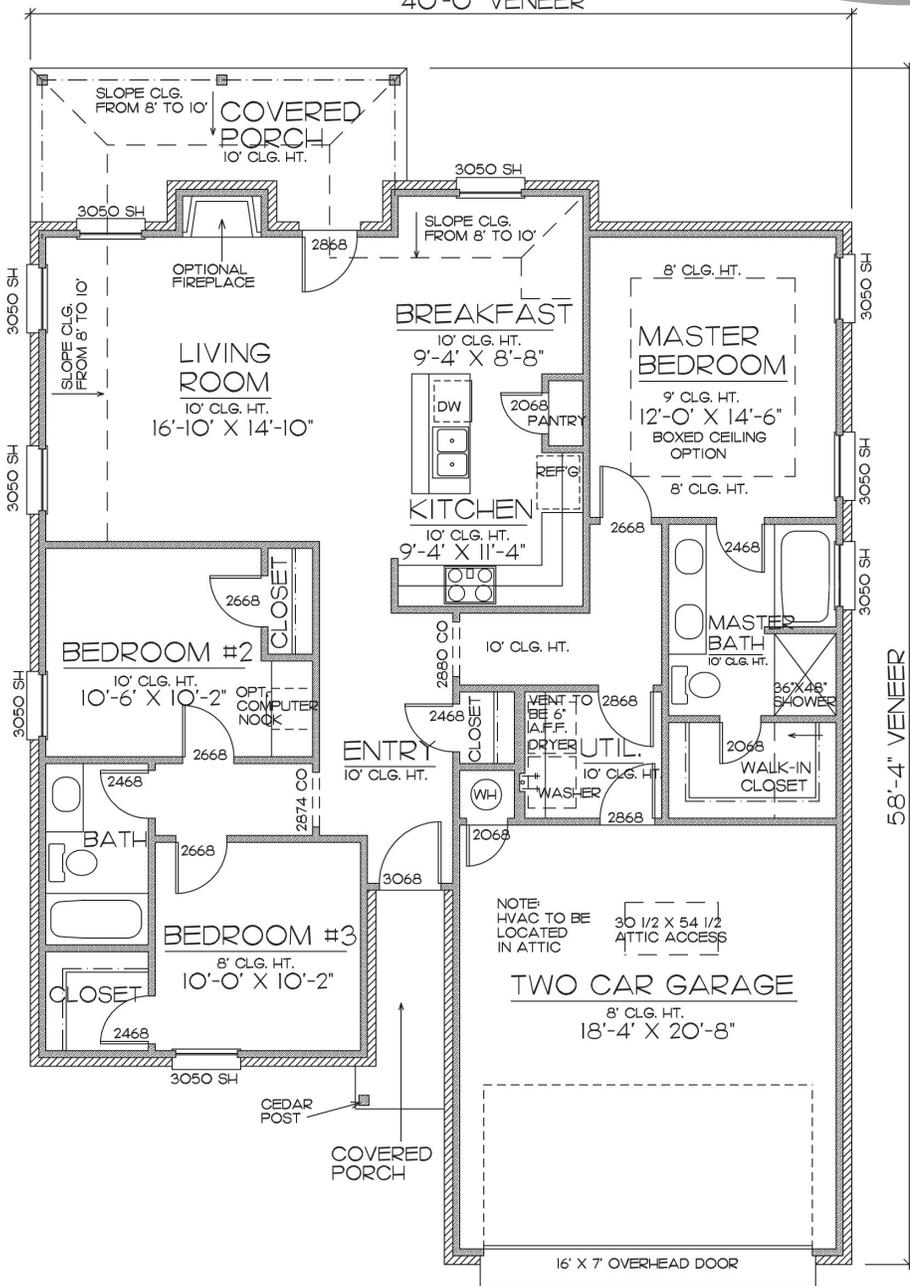
TOTAL ACRES = 71.4970
TOTAL UNITS = 173 LOTS

PRELIMINARY PLAT
of
HIDDEN VILLAGE

Johnson & Associates, Inc.
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078
Certificate of Authorization #1484 Exp. Date: 06-30-2015
ENGINEERS • SURVEYORS • PLANNERS



40'-0" VENEER



PLAN 1400

FLOOR PLAN
 SCALE 1/4" = 1'-0"

TOTAL VENEER	1400 S.F.
TOTAL FRAME	1344 S.F.
ROCK TO ROCK	1289 S.F.
GARAGE VENEER	432 S.F.
GARAGE FRAME	405 S.F.
PATIO	124 S.F.
PORCH	37 S.F.
PERIMETER	202 L.F.

DODSON
 CUSTOM HOMES LLC

Making a House a Home
 DodsonCustomHomes.Net
478-8600

